

074.0

0005

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

988,100 / 988,100

USE VALUE:

988,100 / 988,100

ASSESSED:

988,100 / 988,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
40		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOSTOULAKOS NATHAN MITCHELL &
Owner 2:	KOSTOULAKOS LAUREN ANN
Owner 3:	

Street 1: 40 TWIN CIR DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LAI YUNG-HSIANG & CHING-LI -

Owner 2: -

Street 1: 40 TWIN CIR DR

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 16,594 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2138 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16594		Sq. Ft.	Site		0	70.	0.55	5									642,470						642,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	16594.000	345,600		642,500	988,100	

Total Card	0.381	345,600		642,500	988,100	Entered Lot Size
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Total Parcel	0.381	345,600		642,500	988,100	Total Land:
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	462.27	/Parcel:	462.2	Land Unit Type:
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Parcel ID	074.0-0005-0009.A	
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Date	12/18/2019
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Date	12/10/2019
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Date	12/20/2017
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Date	1/3/2017
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Date	1/4/2016
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Date	12/11/2014
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Date	12/16/2013
------	------------

Date	12/13/2012
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Notes	
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V	Tst	Verif
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No	No	
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No	N
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Notes	
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Sign:	VERIFICATION OF VISIT NOT DATA
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_____	_____	_____
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Residential

CARD

ARLINGTON

1 of 1

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH																																						
Type: 18 - Raised Ranch	1		Full Bath: 1	Rating: Average																																											
Sty Ht: 1 - 1 Story			A Bath: 1	Rating:																																											
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating: Average																																											
Foundation: 1 - Concrete			A 3QBth:	Rating:																																											
Frame: 1 - Wood			1/2 Bath: 1	Rating:																																											
Prime Wall: 1 - Wood Shingle			A HBth:	Rating:																																											
Sec Wall: 8 - Brick Veneer	8	%	OthrFix: 1	Rating:																																											
Roof Struct: 1 - Gable			OTHER FEATURES																																												
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average																																											
Color: WHITE			A Kits: 1	Rating:																																											
View / Desir:			Fpl: 2	Rating: Average																																											
GENERAL INFORMATION			WSFlue: 1	Rating:																																											
Grade: C+ - Average (+)			CONDOS INFORMATION																																												
Year Blt: 1961	Eff Yr Blt:		Location:																																												
Alt LUC:	Alt %:		Total Units:																																												
Jurisdct:	Fact: .		Floor:																																												
Const Mod:			% Own:																																												
Lump Sum Adj:			Name:																																												
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN																																						
Avg Ht/FL: STD	GD - Good	18. %	Phys Cond:			Exterior:		No Unit	RMS	BRS	FL																																				
Prim Int Wall: 1 - Drywall			Functional:			Interior:		1	6	3																																					
Sec Int Wall:	%		Economic:			Additions:																																									
Partition: T - Typical			Special:			Kitchen:																																									
Prim Floors: 4 - Carpet			Override:			Baths:																																									
Sec Floors:	%		Total:	18.6 %		Plumbing:																																									
Bsmnt Flr: 12 - Concrete			CALC SUMMARY			Electric:																																									
Subfloor:			Basic \$ / SQ: 95.00			Heating:																																									
Bsmnt Gar: 2			Size Adj.: 1.35000002			General:																																									
Electric: 3 - Typical			Const Adj.: 0.99237603																																												
Insulation: 2 - Typical			Adj \$ / SQ: 127.272																																												
Int vs Ext: S			Other Features: 92000																																												
Heat Fuel: 1 - Oil			Grade Factor: 1.10																																												
Heat Type: 3 - Forced H/W			NBHD Inf: 1.00000000																																												
# Heat Sys:			NBHD Mod:																																												
% Heated: 100	% AC:		LUC Factor: 1.00																																												
Solar HW: NO	Central Vac:	NO	Adj Total: 424601																																												
% Com Wall	% Sprinkled:		Depreciation: 78976			Juris. Factor:		Before Depr:	140.00																																						
			Depreciated Total: 345625			Special Features:	0	Val/Su Net:	121.05																																						
						Final Total:	345600	Val/Su SzAd:	240.00																																						
MOBILE HOME			Make:	Model:		Serial #:		Year:		Color:																																					
SPEC FEATURES/YARD ITEMS																																															
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>A</th> <th>Y/S</th> <th>Qty</th> <th>Size/Dim</th> <th>Qual</th> <th>Con</th> <th>Year</th> <th>Unit Price</th> <th>D/S</th> <th>Dep</th> <th>LUC</th> <th>Fact</th> <th>NB Fa</th> <th>Appr Value</th> <th>JCod JFact</th> <th>Juris. Value</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>												Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
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PARCEL ID 074.0-0005-0009.A																																															
More: N Total Yard Items: Total Special Features: Total:																																															
IMAGE 																																															
AssessPro Patriot Properties, Inc																																															